

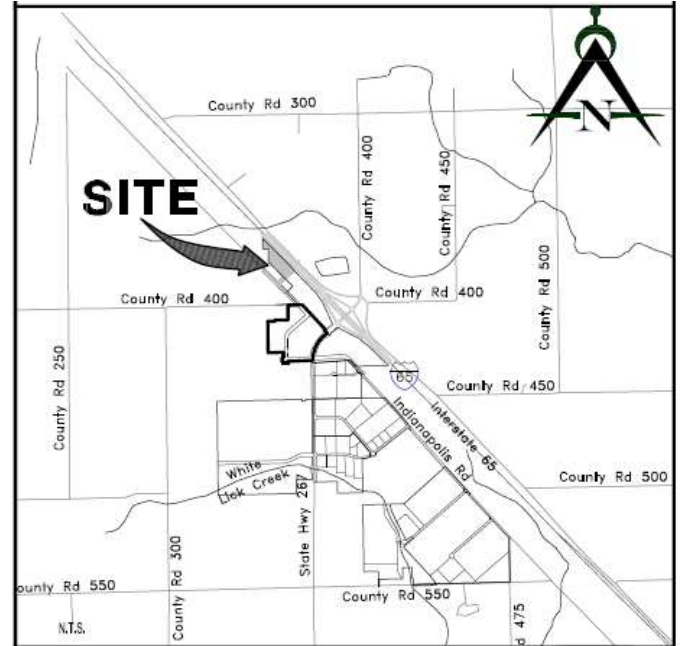


# Staff Report PC15-023-CP

## RPM Machines – Concept Plan

### Docket PC15-023-CP – Concept Plan – RPM Machines.

The petitioner is requesting review of a Concept Plan to be known as RPM Machines Indy with approximately 4.8 acres. The property is zoned GB- General Business and is located in the Overlay District within Whitestown Crossing III. No waivers are being requested. The petitioner is Whitestown Crossing PPC c/o Valenti-Held Property Group LLP, and the project engineer is Innovative Engineering.

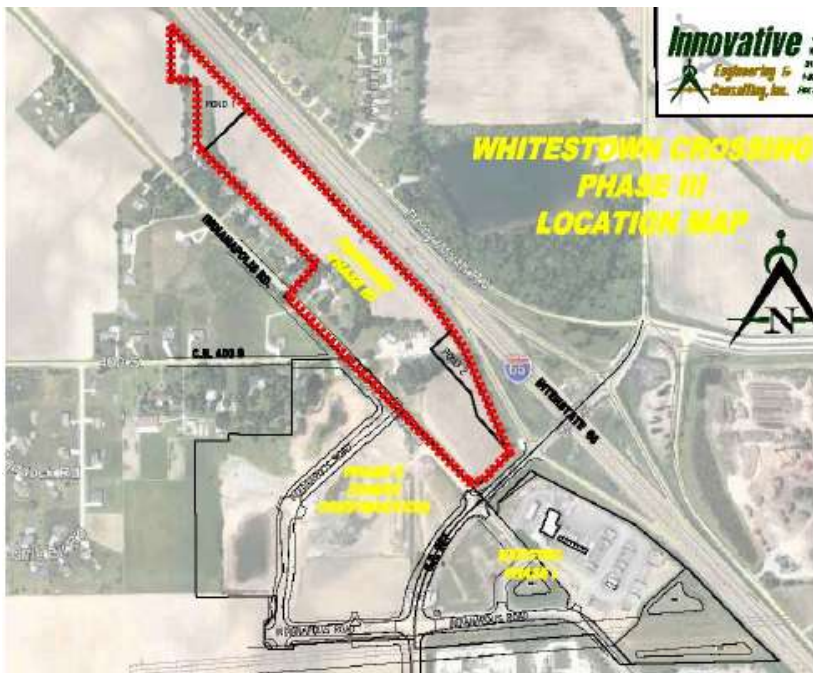


### Site Location

- The property is located within the Whitestown Crossing III Commercial site which accommodates light commercial and professional building construction.
- RPM Machinery is also located in the Whitestown Overlay Zoning district.

### Area History

- The Whitestown Crossing III received Plan Commission Approval in 2014.



## Concept Plan Process

The "Concept Plan" is required as part of any application for approval of a major subdivision. The submittal contains a Site Analysis Map showing the unique characteristics of the site as well as a Concept Plan showing the proposed layout of the project.

The Concept Plan is then presented at a WPC meeting for public review and open discussion. While no official action shall be taken, the WPC may require that impact assessments be done for discussion at the time of the Primary Plat hearing.

Impact assessment shall be performed by a qualified professional with training, experience, and expertise in the field relevant to the specific section of the study in which work shall be performed. The WPC shall mandate such studies at the expense of the applicant and of the professional of choice of the WPC. Such assessment may include any of the following:

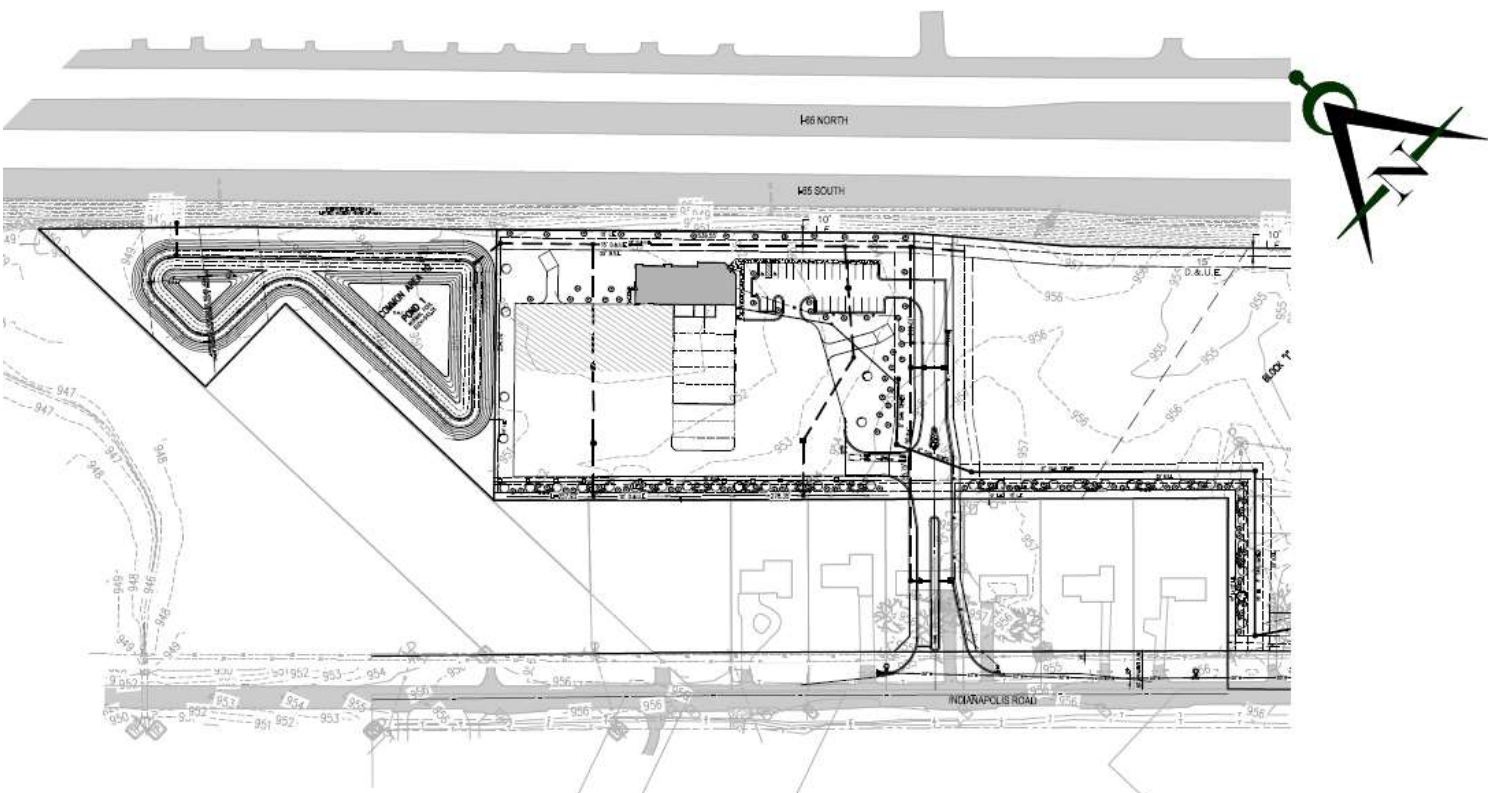
- ☐ Traffic and Transportation
- ☐ Tax Base
- ☐ Water and Sewer Service
- ☐ Fire, Police, and Emergency Services
- ☐ Schools
- ☐ Parks

## Proposed Development

RPM is proposing to prepare a 4.8 acre site to accommodate and construct machinery parts distribution/repair facility. The project will include extending utilities such as sanitary sewer, water, electricity, natural gas and telephone to the site. Access to the property will be from internal roadways off Indianapolis Road.

## Concept Plan

The Concept Plan is shown below:



## Surrounding Zoning and Context

The subject site is currently zoned GB:

- NORTH- Property to the north is right-of-way/GB.
- SOUTH- Property to the south is zoned I-1/GB.
- EAST- Property to the east is zoned right-of-way/GB.
- WEST- Property to the west is zoned I-1.

## Compliance

The proposed project is designated and zoned to be General Business (GB). This district would be used for most types of business and service uses.

**Permitted Primary Uses within the GB area includes:** Wholesale Business, Fuel Dealers, Hardware or Variety Store, Truck Sales, Rental, Leasing Repair, Customary Home Occupation (Accessory Use) Automobile Parts and Supply, Automobile or Motorcycle Sales, Banks and Branch Banks, Department Store, Cafeteria or Restaurant, Commercial Testing Laboratory, Food Processing, Hay and Grain and Feed Stores.

### Development Standards Requirements for “General Business”

Max Height of Buildings	75’
Min. Road Frontage	45’
Min. Front Yard	20’
Min. Side Yard	10’
Min. Rear Yard	10’

## Staff Recommendation

Staff recommends that the WPC allow the petitioner to proceed with primary plat submittal with the following conditions:

1. Coordinate detailed site design for utilities, drainage, roadways, architectural design, paths, etc. with Staff and the Technical Advisory Committee per the Whitestown UDO Zoning Ordinance.